

\$10 - 106, 4711 51 Avenue, Red Deer

MLS® #A2179536

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 0.96 Acres

Downtown Red Deer, Red Deer, Alberta

Available for lease, Unit 106 is a 858 sq. ft. main-floor office unit which features four private offices, a small reception and waiting area, and a flexible storage/file room that can serve as an additional office. Additionally, shared common bathrooms are located right across the hall. Located on a prominent corner along 51st Avenue, this professional building offers high visibility and excellent exposure. The building has recently undergone extensive redevelopment, with a refreshed exterior, new lease units on the main and second floor, and there are future plans for modernized common areas featuring new flooring, and a newly installed elevator for enhanced accessibility and convenience. On-site parking is available for an additional cost (\$75/month/stall), subject to availability. Conveniently, metered and public parking are also available closeby. Current estimated NNN is \$10.00/sf, which includes all utilities. Note square footage is subject to adjustment upon completion of the redevelopment in the building.

Essential Information

MLS® #	A2179536
Price	\$10
Sold Price	\$10
Bathrooms	0.00
Acres	0.96
Type	Commercial



Sub-Type	Office
Status	Sold

Community Information

Address	106, 4711 51 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 6H8

Additional Information

Date Listed	November 15th, 2024
Date Sold	July 23rd, 2025
Days on Market	250
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office	Salomons Commercial
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